BOOK 10077 PG 856

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered as of the **31st** day of **May, 1996** by and between

EQUITY ENHANCEMENT CORP. , a STATE OF TENNESSEE corporation,

hereinafter referred to as Grantor, and

LARRY FAGAN JR. AND WIFE, AMY B. FAGAN

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT 68 ON THE PLAN OF CREEKSIDE HEIGHTS, OF RECORD IN BOOK 2663, PAGES 114 AND 115, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 68 FRONTS 91.92 FEET ON THE WEST SIDE OF LISA LANE AND RUNS BACK BETWEEN LINES 249.02 OF THE NORTH LINE AND 256.43 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 81 FEET.

BEING THE SAME PROPERTY CONVEYED TO UNITED EQUITY CORP. BY DEED OF RECORD IN BOOK 10050, PAGE 594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

0189930
IDENTIF. & REFERENCE

96 JUN -6 AM 11:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0439 06/06 0101 03CHECK 303.15

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

EQUITY ENHANCEMENT CORP.
EQUITY ENHANCEMENT CORP.
BY: W. H. Hartridge Pres.

BOOK 10077 PG 857

CORPORATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Michael J. Goldberg with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Secretary of the **EQUITY ENHANCEMENT CORP.**, the within named bargainor, a corporation, and the he/she as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Secretary.

Witness my hand, at office, in **NASHVILLE**, this 31st day of May, 19 96.

David Bombardieri
Notary Public

Commission Expiration: 7/25/98

DAVID BOMBARDIERI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$79,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

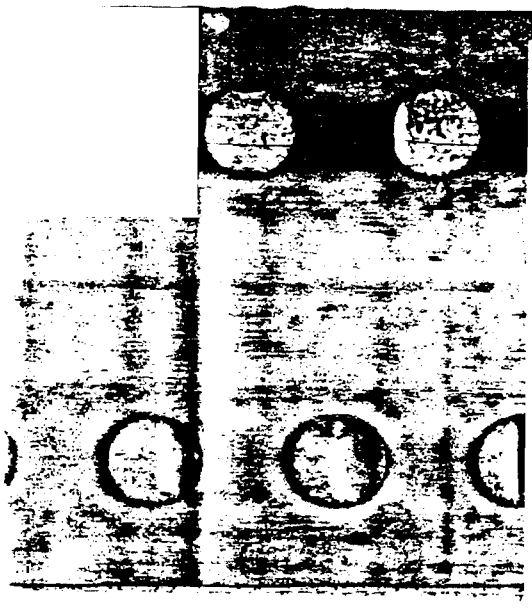
Subscribed and sworn to before me this **31st** day of **May, 1996.**

David Bombardieri
Notary Public

Commission Expiration: 7/25/98

DAVID BOMBARDIERI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	LARRY FAGAN JR. 244 LISA LANE NASHVILLE, TN 37214	244 LISA LANE NASHVILLE, TN 37214 MAP PARCEL NUMBER 95-5-77



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10077 PG 858

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 79500.00	
			CON TX 294.15	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 303.15	
			CHECK 303.15	
06/06/96	01		11:26 0001 0439	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189930
IDENTIF. ↑ REFERENCE

96 JUN -6 AM 11:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048299